

Cover Sheet for:

Preliminary Plan 1-95042A

Planning Board Opinion



Date Mailed: February 28, 2002

Action: Approved Staff Recommendation
Motion of Comm. Perdue, seconded by
Comm. Robinson with a vote of 5-0;
Comms. Bryant, Holmes, Perdue,
Robinson and Wellington
voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-95042A

NAME OF PLAN: CLARKSBURG TOWN CENTER

On 10/24/01, TERRABROOK CLARKSBURG, LLC submitted an amendment to the previously approved preliminary plan in the RMX-2 zone. The previous application proposed to create 1,300 dwelling units previously approved on 13.72 acres of land. The application was designated Preliminary Plan 1-95042A. On 11/08/01, Preliminary Plan 1-95042A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-95042A to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-95042A.

Approval, to revise the previous conditions including the Abandonment of Unimproved Dedicated Rights of Way, subject to the following:

Comments: The purpose of this request is to abandon recorded unimproved rights of way previously show for dedication on the approved preliminary plan and site plans. No other changes are proposed by this revision to the approved preliminary plan

- (1) Prior to recording of plats, Planning Board approval of abandonment resolution for the areas of unimproved dedicated rights of way shown on preliminary plan Exhibit "A"
- (2) All prior conditions enumerated in Planning Board opinions dated September 28, 1995 and August 14, 2001 remain in full force and effect
- (3) Prior to Recording of plats Planning Board approval of abandonment resolution